

TRACE PDD REVISIONS & INFORMATION SUMMARY

Changes/Modifications to PDD Master Plan Document per 10/5/2015 City Council Meeting

- 1) **Page 27, 36, & 53** – Revised phrasing of standards for required street trees on residential lots 40 feet wide and less.
- 2) **Page 47** – Revision of statement regarding variation in design of multi-family buildings.
- 3) **Page 54** – Reference added that the “Sensible Landscaping for Central Texas” document is attached within the appendix of the Trace PDD Master Plan document.
- 4) **Page 52** – Revision to screening requirements specifically stating that concrete fences/walls shall also be stained and capped.
- 5) **Page 52** – Statement added that required consistency of fencing design and materials.
- 6) **Page 66** – Statement added that requires final approval by City Council for Conditional Use Permits within Planning Area 8, also referred to as PD-MF/GC.
- 7) **Page 66** – Statement added that applies City Code Section 4.3.4.5, Occupancy Restrictions (prohibition of rent-by-the-bedroom), throughout the entire project area.

Additional information provided as requested at 10/5/2015 City Council Meeting

- 1) City of San Marcos Technical Manual (sent by separate email)
- 2) City of San Marcos Preferred Plant List (located in Article 2 of Technical Manual)
- 3) Central Texas Homebuilders Association adopted “Sensible Landscaping for Central Texas.” (sent by separate email)
- 4) Example City of San Marcos residential streets with a 30 foot curb-to-curb as specified in the Trace PDD Master Plan submitted to City Council at the 10/5/2015 meeting. (staff to provide visuals at Friday Packet Meeting)